

May 30, 2003

Agn. No. 9
5/27/03

Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**CONDITIONAL USE PERMIT NUMBER 02-286-(2)
SECOND SUPERVISORIAL DISTRICT / THREE-VOTE MATTER**

On May 27, 2003, your Board opened its hearing on the above-entitled permit which is sought in connection with the development of a four-story office building and parking structure in the West Athens Westmont Zoned District. Your Board continued the hearing to June 3, 2003, for possible action on the project. Enclosed are proposed findings and conditions which are consistent with the Regional Planning Commission's approval of the project which you may use in the event you choose to approve the permit without further change.

Very truly yours,

LLOYD W. PELLMAN
County Counsel

By
RICHARD D. WEISS
Principal Deputy County Counsel

APPROVED AND RELEASED:

LLOYD W. PELLMAN
County Counsel

RDW/
Enclosures

182632-1

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
CONDITIONAL USE PERMIT NUMBER 02-286-(2)**

1. The applicant requests a conditional use permit to authorize the development of the site with a four-story, 106,000-gross-square-foot office building; a 555-space, six-level parking structure; and a 45-space surface parking lot to be leased by the Los Angeles County Department of Public Social Services ("DPSS") with an option to buy. The applicant is also requesting a modification to the 40-foot height limit contained in the West Athens Westmont Community Standards District to allow a maximum height of 70 feet for the building and parking structure.
2. The subject property is located at 1819-1821 West 120th Street, West Athens-Westmont, in the West Athens-Westmont Zoned District and in the West Athens Westmont Community Standards District.
3. The triangular-shaped parcel is 3.3 acres in size with level topography. The easterly part of the site is currently used as an equipment storage yard. An older single-family residence that will be demolished is also located on the eastern portion of the parcel. A large double-sided billboard is located at the northeast corner of the property and will remain. Access to the subject property is from Western Avenue to the east.
4. Current zoning on the subject property is C-2 (Neighborhood Commercial) and O-S (Open Space). The Board of Supervisors ("Board") has concurrently and approved Zone Change Case No. 02-286 which changes the zone classification to C-3-DP (Unlimited Commercial – Development Program). Business and professional offices are permitted in the C-3 zone pursuant to Section 22.28:180 of the Los Angeles County Code, and pursuant to Los Angeles County Code Section 22.40.040, property in a DP zone may be used for any use permitted in the basic zone, subject to the conditions and limitations of a conditional use permit and approved development program contained therein. The proposed project is consistent with the proposed C-3-DP zoning.
5. Surrounding zoning consists of:
 - R-1 and A-1 to the north;
 - C-R, C-3, and O-S to the south;
 - C-2, A-1, and R-1 to the east; and
 - R-1 and City of Hawthorne zoning to the west.

6. Surrounding land uses consist of:
 - 105-Freeway, railroad, vacant land, and single-family residences to the north;
 - A golf course to the south;
 - 105-Freeway, vacant land, single-family residences, apartments, and a nightclub to the east; and
 - Single-family residences, and railroad to the west.
7. The subject property is classified as Open Space (O-S) and Community Commercial (C.2) in the West Athens Westmont Community Plan (the eastern 2.2 acres is classified C.2 and the remaining portion O-S). The Board has concurrently considered and approved Local Plan Amendment No. 02-286 which will change the Community Plan land use classification on the portion of the property currently designated O-S to C.2. The uses appropriate for the Community Commercial designation are not specifically outlined in the Community Plan. However, the Board finds that the proposed development is appropriate for the Community Commercial category and that this use would be consistent with the existing adjacent areas, which are also designated C.2.
8. The West Athens Westmont Community Plan encourages the enhancement of the physical character and economic viability of existing commercial areas by providing for infill and intensification of vacant and under-utilized parcels as well as economic revitalization of deteriorating commercial areas. The plan also encourages the creation of employment opportunities and job training programs within the community. The proposed development is consistent with these goals.
9. The DPSS will utilize the office building to provide employment as well as employment services through programs like CalWorks, GAIN, Long-Term Family Self Sufficiency Plan, and General Relief Opportunities for Work, which improve skill levels and provide training for unemployed or underemployed residents.
10. The subject property was chosen as an appropriate location for DPSS offices due to several factors, including its potential as an underused infill site and its convenient location, such that employment and health services would be located near mass transit and major commercial corridors, thereby mitigating transportation limitations of the unemployed. The site is also appropriate for a development of this size due to the existing natural and manmade barriers including the freeway, golf course, and the Western Avenue commercial corridor, which buffer the development from residential properties.

11. Previous zoning cases on the subject property are:
- ZEC 2107 - manufacturing, warehousing, shipping, and sales of hobby equipment and toys, approved 1955;
 - ZEC 5411 - continue to manufacture liquids for treatment of metal surfaces, approved 1960;
 - ZEC 6707 - manufacturing and warehousing. Application inactivated and file closed by Regional Planning Commission 1973 due to insufficient information;
 - PP 45998 - Double-faced billboard, approved 1998; and
 - TR 52973 - 26 detached condominiums, never approved.
12. The applicant's site plan, labeled as Exhibit "A," depicts the 3.3-acre subject property with the proposed 106,000-square-foot, 4-story office building, a 6-level, 555-space parking structure, and a 45-space surface parking area. The site plan also depicts the proposed access road for this development and the golf course. Access to the site is shown from a proposed new driveway from Western Avenue to the east.
13. Pursuant to Sections 22.28.220 and 22.52.1100 of the Los Angeles County Code, parking shall be provided for the proposed office building at a rate of one parking space for each 400 square feet of office space.

Parking Calculation:

Proposed building gross square footage 106,000 / 400 = 265 spaces to be provided.

In compliance with the Americans with Disabilities Act ("ADA"), a minimum of seven of these spaces shall be designated and reserved for use by persons with disabilities. One of the accessible spaces shall be van accessible.

14. The proposed development, with the recommended conditions, will comply with the above parking requirements. The applicant's site plan shows that a total of 600 parking-spaces will be provided, including eight accessible spaces, of which two are van accessible. The proposed parking arrangement exceeds County Code requirements for parking.

15. Pursuant to Section 22.28.220.A of the Los Angeles County Code, buildings in the C-3 zone shall occupy no more than 90 percent of the net area of the subject property. A minimum of 10 percent of the net area shall be landscaped with a lawn, shrubbery, flowers, and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area. The applicant's site plan shows lot coverage at 47 percent after completion of all improvements. The site plan depicts landscaping over a minimum of 40 percent of the subject site. The site plan complies with lot coverage and landscaping requirements of the C-3 zone.
16. Pursuant to Section 22.44.120.C (2) of the County Code, the maximum height of any structure within the West Athens Westmont Community Standards District ("CSD") shall be 40 feet unless a modification to the height limit is granted. The proposed office building is depicted on the applicant's site plan as 61 feet 5 inches in height and the parking structure as 57 feet 9 inches in height. The applicant is requesting a modification to the 40-foot height limit. The Board grants the requested modification to accommodate DPSS's operational needs on this irregularly configured lot, and taking into consideration the requirements for parking, 120th Street dedications, dual access, Parks and Recreation Department requirements, and the need for open space.
17. Any outside display and storage shall conform to Los Angeles County Code Sections 22.28.220.C and D. No outside storage or display is proposed.
18. The applicant has not submitted any sign plans for review. Any proposed signs shall be developed in accordance with Part 10 of Chapter 22.52 of the Los Angeles County Code. As a condition of approval of this grant, the applicant will be required to submit dimensioned sign elevations for all proposed and existing signs, if any, on the subject property.
19. An applicant seeking a conditional use permit to develop property in a zone with the DP addendum shall submit a proposed development program, consisting of a plot plan and a progress schedule, in accordance with Section 22.40.050 of the Los Angeles County Code.
20. Staff received a letter in support of this project from the Southwest Community Association while it was pending before the Planning Commission. The Board received testimony at its hearing from representatives of a neighborhood Block Club who expressed concerns that they had not been made aware of the proposal, that the proposal would have adverse traffic impacts, that the proposal would create parking impacts due to the inclusion of the parking structure, and that the proposal would be incompatible with the surrounding community.

21. However, the project has been conditioned to comply with all applicable traffic mitigation measures recommended by the County Department of Public Works. As conditioned, it has been determined that the project will have no significant traffic impacts to any affected road segments or intersections. According to the applicant's representative, there were significant outreach efforts made to apprise the community of the nature of the proposal which included a well attended public information meeting. Mailed notification of the proposal met or exceeded standard County Code requirements. The Southwest Community Association indicated that it considered the proposal at a October 21, 2002, community meeting at which 97 people attended and that following explanations regarding project mitigations, support was unanimous. Additionally, the parking structure provides parking spaces well in excess of the parking requirements for the development proposed. As previously indicated, the Board finds that the site is appropriate for a development of this size due to the existing natural and manmade barriers including the freeway, golf course, and the Western Avenue commercial corridor, which buffer the development from nearby residential properties.
22. The proposed project is located less than one mile from the Hawthorne Airport. Therefore, staff consulted with the Federal Aviation Administration ("FAA") regarding the proposed project, and, in particular, regarding the height of the proposed office building and parking structure.
23. The project has been evaluated by the FAA, and the applicant will be required to file a Notice of Actual Construction or Alteration with the FAA after the construction reaches its greatest height.
24. The proposed project is not subject to review by the Los Angeles County Airport Land Use Commission because the project falls outside the planning boundaries established for the Los Angeles County Airport Land Use Plan.
25. An Initial Study was prepared for this project and circulated for public review in compliance with the California Environmental Quality Act ("CEQA") and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence, in light of the whole record before the Board, that the project may have a significant effect on the environment. Based on the Initial Study; a Negative Declaration has been prepared for the proposed project.
26. The Board finds that, with the development program for the subject property and the appropriate restrictions as set forth in the conditions of approval, the proposed office complex will be compatible with surrounding land uses and with adopted policies of the West Athens Westmont Community Plan.

27. The proposed project is a public-private partnership with the DPSS and Alliance Property Group, Inc. ("APG"). APG proposes to develop the property, which will then be leased with an option to buy to the DPSS for a minimum period of thirty years. The DPSS will have an option to purchase the land and improvements during that time period.
28. As part of this project, APG has agreed to design the main access to the DPSS facility to coincide with an existing dedication and to dedicate to the County the portion of the land upon which the access to the DPSS parking areas will be located. This access will also be used to improve the existing access to the County's Chester Washington Golf Course, which is situated immediately to the south of the DPSS site.
29. The proposed building and related project areas would be used by the DPSS staff and visitors Monday through Friday from approximately 7:00 a.m. to 7:00 p.m. The DPSS estimates that between 400 and 600 persons will work at the facility. Gate security will likely be at all driveway entries.
30. The Board finds that the requested development is an appropriate use at the proposed location because the proposed project is not contiguous to other residential uses and is buffered by a rail line, golf course, the 105-Freeway, and Western Avenue.
31. The Board finds that the requested development will provide a means to implement policies listed in the West Athens Westmont Community Plan. The goals include accommodating employment, employment training, and health services as well as utilizing a currently underused infill site.
32. The Board finds that the requested development will meet an increased need for County DPSS services in unincorporated and incorporated County areas experiencing greater than average unemployment.
33. The Board finds that the requested development is reasonably proximate to public transit.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the subject property as amended by Local Plan Amendment 02-286-(2);

- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and
- E. That the development program will provide necessary safeguards to ensure completion of the proposed development by the applicant, forestalling substitution of a lesser type of development contrary to the public convenience, welfare, or development needs of the area.

THEREFORE, THE BOARD OF SUPERVISORS:

- 1. After consideration of the Negative Declaration together with all comments received during the public review process, determines on the basis of the whole record that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopts the Negative Declaration.
- 2. Approves Conditional Use Permit Case No. 02-286-(2), subject to the attached conditions.

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NUMBER 02-286-(2)

1. This grant authorizes the use of the subject property for a four-story, 106,000-gross-square-foot office building; a 555-space, six-level parking structure; a 45-space surface parking lot to be leased by the Los Angeles County Department of Public Social Services, or its successor or assignee, with an option to buy, and a modification to the height limit of the West Athens Westmont Community Standards District, as depicted on the approved Exhibit "A," subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee and the owner of the subject property, if other than the permittee, have filed at the office of the Department of Regional Planning ("Department") their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 9 and 12. Further, this grant shall not become effective unless and until the Board of Supervisors has adopted Local Plan Amendment No. 02-286-(2) and Zone Change Case No. 02-286-(2), and an ordinance effecting such change of zone has become effective.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009, or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the Department's cooperation in the defense, including but, not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If, during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within two years from the date of approval. A one-year time extension may be requested, in writing, with the payment of the appropriate fee at least six months before the expiration date.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.
9. Within 15 days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code. The project is not *de minimus* in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to section 711.4 of the Fish and Game Code. The current fee amount is \$1,275.
10. This grant will terminate on April 23, 2033, unless the term of the grant is extended as provided in Condition No. 11. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
11. Upon written application of the permittee made no less than six months prior to April 23, 2033, the term of this grant shall be extended by the Regional Planning Commission for a period not to exceed 20 years, unless the Commission finds: (1) that the permittee has failed to adhere to the conditions of approval and such failure has not been timely corrected upon written notice thereof; or (2) that the

use is not in compliance with all applicable laws and regulations. The Commission may deny the requested extension if it makes either of the foregoing findings. Subsequent extensions may be granted by the Commission upon written application made no less than six months prior to the termination date of the previous extension.

12. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$1,500. These monies shall be placed in a performance fund, which shall be used exclusively to compensate the Department for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for ten annual inspections. Inspections shall be unannounced. Additional monies sufficient to provide for ten annual inspections shall be deposited with the County every ten years for the life of the grant. The amount due for such inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is \$150 per inspection.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is \$150 per inspection.

13. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.

15. The subject property shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
16. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
17. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or nonprofit organization.
18. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
19. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner.
20. For the life of this grant, the permittee shall maintain all landscaping in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary.
21. Within 60 days of the approval date of this grant, the permittee shall submit to the Director for approval three copies of dimensioned sign elevations for all proposed signs, if any, on the subject property. Proposed signs shall be developed in accordance with Part 10 of Chapter 22.52 of the Los Angeles County Code.
22. Within 60 days of the approval date of this grant, the permittee shall submit to the Director for review and approval a progress schedule which shall include all phases of development and indicate the sequence and time period within which the improvements described will be made, as required by Section 22.40.050 of the Los Angeles County Code.

23. The following development program conditions shall apply:
- a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the development program shall be built, erected, or moved onto any part of the property; and
 - b. All improvements shall be completed prior to the occupancy of any structures.
24. The construction and operation of the proposed office building and parking facilities shall be further subject to all of the following restrictions:
- a. During construction, the permittee and its contractor shall comply with Sections 12.12.010-12.12.100 of the Los Angeles County Code regarding building construction noise;
 - b. Construction activities that affect traffic flow shall be scheduled to off-peak hours to the degree practicable;
 - c. Any roof-mounted equipment shall be screened to the extent needed to mitigate visual impacts from off-site residential locations, as determined by the Director;
 - d. The permittee shall provide and continuously maintain a minimum of 265 on-site standard automobile parking spaces, including seven spaces accessible to persons with disabilities, one of which shall be van accessible. Such accessible spaces shall be clearly marked and reserved for use by persons with disabilities;
 - e. The permittee shall obtain appropriate Caltrans permits for any transportation of heavy equipment and/or materials which require the use of oversized-transport vehicles on State highways;
 - f. The use of amplified sound equipment that is audible outside the buildings is prohibited;
 - g. Any outside display or storage shall comply with Section 22.28.220.C and D of the Los Angeles County Code;

- h. The permittee shall comply with all conditions and recommendations set forth by the County of Los Angeles Department of Public Works in its letter dated March 4, 2003, or as otherwise modified by said department.
- i. The permittee shall comply with all conditions and recommendations set forth by the County of Los Angeles Fire Department in its letter dated April 10, 2003, or as otherwise modified by said department.

Based on comments received from Responsible and Commenting Agencies during the Initial Study consultation process, the proposed use shall further be subject to the following conditions:

- 25. The permittee shall comply with the National Pollution Discharge Elimination System ("NPDES") requirements of the California Regional Water Quality Control Board ("RWQCB") and the Los Angeles County Department of Public Works. Prior to the issuance of any grading or building permit, whichever occurs first, the permittee shall submit a copy of the Phase I Environmental Assessment report dated September 22, 2002, and the supplemental consultation letter dated December 2, 2002, to the RWQCB acknowledging receipt of the report and supplemental letter.
- 26. The project site shall be monitored by a qualified engineer during all earth-moving operations and the removal of all improvements, equipment, and stored wood from the site for the identification of any potential soil contamination. The permittee shall cease all work if any soil contamination is found or suspected during construction and shall perform remediation to the full satisfaction of the California Regional Water Quality Control Board, Department of Health Services, California Department of Toxic Substances Control, and the Environmental Programs Division of the Department of Public Works.
- 27. The permittee shall comply with all conditions and recommendations set forth in the Department of Health Services letter dated January 18, 2003, with the following exception: In lieu of complying with Condition Nos. 1, 2, and 3 of said letter, the permittee shall implement all the measures proposed to the Department of Health Services in the February 7, 2003, letter prepared by Nadel Architects, Inc.
- 28. Prior to the issuance of a building permit, the permittee shall submit detailed project design and proposed measures to attenuate noise and vibration to the Department of Health Services for its review and approval. In addition, the permittee shall submit to the Director a letter from the Department of Health Services stating that all requirements and/or conditions have been satisfied.

29. The permittee shall comply with all conditions set forth in the Los Angeles County Sanitation Districts' letter dated January 14, 2003.
30. The permittee shall comply with all terms, conditions, and provisions set forth in the Federal Aviation Administration "DETERMINATION OF NO HAZARD TO AIR NAVIGATION" letter dated September 18, 2002.
31. All improvements for the project, including rooftop equipment, shall not exceed 70 feet.
32. The permittee shall investigate watershed management opportunities to maximize capture of local rainfall on the project site, eliminate incremental increases in flows to the storm drain system, and provide filtering of flows to capture contaminants originating from the project site, to the satisfaction of the Department of Public Works.
33. The permittee shall comply with all conditions and requirements set forth in the Drainage and Grading Unit, Department of Public Works letter dated February 24, 2003.
34. Prior to the issuance of any grading or building permit, whichever occurs first, the permittee shall comply with all conditions and requirements set forth in the Traffic and Lighting Division, Department of Public Works, letter dated February 13, 2003. Furthermore, the permittee shall inform the City of Gardena of all traffic improvement measures for the intersection of Western Avenue and El Segundo Boulevard required in said letter and provide a copy of the February 2003 Traffic Impact Study to that city.
35. The permittee shall landscape the entire area south of the proposed access road including the segment of the existing access road to be unpaved.

Attachments:

Nadel Architects letter, dated February 7, 2003;
Department of Health Services letter, dated January 18, 2003;
County Sanitation Districts of Los Angeles letter, dated January 14, 2003;
Federal Aviation Administration letter, dated September 18, 2002, and April 1, 2003;
Drainage and Grading Unit, Department of Public Works letter, dated February 24, 2003;
Traffic and Lighting Division, Department of Public Works letter, dated February 13, 2003;
Land Development Division, Department of Public Works letter, dated March 4, 2003;
Los Angeles County Fire Department Conditions, dated April 10, 2003